150 HOUSES FOR SALE

NORTHWESTERN SECURITIES
OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

VALENTINE SPECIAL

See this smart 3-year-old stucco full basement bungalow on CHEK-TV ON FRIDAY, FEB. 13TH, AT 6:40 P.M. Situated on a high location with view, has a large living room, cabinet electric kitchen and 2 bedrooms. You will be delighted to know that this could be bought for only $1,750 down payment at the full price of only $9500
Call GEORGE CHAN at EV 5-6741, res. EV 2-9416, at anytime, for appointment to view.

"MILLIONAIRE VIEW"

Invest only $19,900 and own this million-dollar view and the most carefully-designed home. Visualize your family and your guests in the the gracious entrance hall and stepping down the 3 steps into the stylish sunken living room, past the Roman tile and copper planters — the sweeping floor-to roof fireplace chimney with its raised hearth styling, is a dominant feature. Wall-to-wall carpets are included in the price, making the initial cost of moving in much less. Full-size dining room makes entertaining at dinner time a pleasure. Picture windows, patio, modernage kitchen with a sunny breakfast area, 3 bedrooms, full basement and oil heat, of course. 2-car garage—in fact, a modern quality home. Very adequately financed at 5%. Call MRS. PIPES, EV 5-6741 anytime.

"DUPLEX" 3 YEARS OLD $14,900

Stucco duplex with full high concrete basemtnt, oil furnaces. Main floor of each suite consists of large living room, electric cabinet kitchens, 2 bedrooms with ample closet space. Situated on main artery. Close to schools and shops. For inspection of this exceptional value, call MRS. TURNER EV 5-6741.

"NHA—3 BEDROOMS"

$1,500 DOWN OR TRADE YOUR OLD HOME
Plans for this new NHA home were carefully drawn for my client last fall and include many extras. Now my client has been transferred east and must sell before completion. You can take advantage of his difficulties and snap up this one today. Let me show you the selected studding, carefully packed insulation in ceiling, walls and floors and many other construction details, that will be covered over in a week or two as the building progresses. When you are living in this house you will remember with satisfaction that you saw with your own eyes all the details of sound construction. 3 BEDROOMS, 17x12 LIVING ROOM, BRICK FIREPLACE, 9x12 DINING ROOM, 4-PIECE PEMBROKE BATH, FULL BASEMENT, OIL-O-MATIC HEATING, DRIVE-IN GARAGE, SIDING AND STUCCO EXTERIOR, MANY EXTRAS. FULL PRICE (FINISHED) $14,500
DOWN PAYMENT $1,500, AND BALANCE AT $88 MONTHLY, FIRST PAYMENT MAY 21ST, OCCUPANCY MARCH 31ST. ERIC A. MACFADYEN, EV 5-6741. 24-HR. SERVICE.

"THE WARM FEELING" OF HOME

We like to show this even on gloomy days, it's so bright and different — 5 rooms, Jubilee Hospital area, off Oak Bay Ave. 2 bedrooms, den or 3rd bedroom. 20-ft. living room, compact cabinet kitchen. Automatic heat, high finished basement and drive-in garage. Only 5 years old.
To settle an estate $13,500
TED CHARTRES, EV 5-6741 or EV 5-5508.

"ROWLAND HEIGHTS"

SETTLE in this highly desirable DISTRICT and enjoy this immaculate two or three-bedroom home which PROVIDES all the NEEDS and COMFORTS DEMANDED by a MODERN FAMILY. Attractive N.H.A. terms with low down payment $13,250
Please make appointment to view through JIM GOLBY, EV 5-6741 or EV 4-4066.

DUPLEX $1250 DOWN

This duplex is in good rental district and has two spacious suites, wired for electric ranges. Upstairs range and fridge included. Auto-oil, garage and fruit trees. Full Price $11,750
Phone HARRY HOBSON, EV 5-6741 or EV 2-7828 anytime.

$1500 DOWN 8 MONTHS OLD

This house is in excellent condition. 2 good sized bedrooms, fine electric kitchen, large living room, oil heat and drive-in garage. Schools, bus, stores nearby. Not far from Jubilee. Owner transferred, will sacrifice home with only $1,500 down and convenient monthly payments. Please phone SUZANNE HOBSON, EV 5-6741 or EV 2-7828 anytime.

"GOOD VALUE"

Bus at door. Terrific 3-bedroom home, 17x12 living rm with fireplace, dining area, electric kitchen and loads of cupboards. 4-piece colored plumbing. Full cement basement, O-O-M, also extra rm $11,500
Anxious to sell. Open to offers. Call DORIS ADAMS, EV 5-6741 or GR 9-3294.

"SPLIT LEVEL"

Brand new attractive 3-bedroom home in secluded area, only $7,000 down. AKSEL PETERSEN, EV 5-6741 or EV 4-8871 anytime.

WINNIPEG "HOMETOWNER"

I have spent many years in business in Winnipeg and am now enjoying life in Victoria, in the real estate business. Several of my old associates want to move to the coast and have capital to invest. I am looking for business or apartment properties to present to them. Would you sell? If so, call FRED BERGMAN at EV 5-6741 or EV 5-8916.

"LANGFORD" "$1200 CASH"

10-year-old stucco and plaster home. 2 or 3 bedrooms. Large lot. Garage. Good value at $7200
DON BACON, EV 5-6741 or EV 4-6837.

NORTHWESTERN SECURITIES
OF VICTORIA LTD.
631 YATES AT BROAD, EV 5-6741

"A COUNTRY COTTAGE"

10 miles from town on 1½ acres of land. A modern stucco 4-room bungalow unbelievably finished. Wall-to-wall carpets, clean, with glass-like finish, knotty pine walls. French doors which could lead to a patio. Modern cabinet kitchen and 2 bedrooms. A real dream of a cottage. $8600
Full price only ...
If it's the country you want don't miss this one. RON de MONTIGNY, EV 5-6741 or EV 5-1437.

"VICTORIA WEST"

High location, 5-room house consisting of 3 bedrooms, living room, dining room, electric kitchen and utility. Close to shops, churches and transportation. No steps, partial basement with automatic oil furnace. New Duroid roof and a real clean home $7500
Full price ...
Phone FORD McBRATNEY EV 5-6741 or EV 3-0428.

"DUPLEX"

$1,000 DOWN
buys this modern-style up-and-down stucco duplex. Oil heat. One completely furnished suite plus 2 new gas ranges and frig. 5 rooms for owner. Basement, 2-car garage. Separate meters (gas and elec.).
Price $10,950
Call S. SPAVEN, EV 5-6741 or eves., EV 4-7013.

ESQUIMALT $1250 DOWN

Nice older type home with 2 bedrooms (could be 3). Lots of fruit trees. Near Dockyard and Naden, this is a very clean and comfortable home. Full Price, with $1,250 down $7950
Phone HARRY HOBSON, EV 5-6741 or EV 2-7828 anytime.

LANGFORD LAKE $1500 DOWN

Attractive, comfortable 5-room cottage near beach. NOW AVAILABLE. Lovely kitchen, wired 220. Basement, hot water heat (most economic). Large lot. School and stores nearby. Full Price with easy terms $7750
This is very good value. Call SUZANNE HOBSON, EV 5-6741 anytime, EV 2-7828

"$750 DOWN"

This is your opportunity to purchase a home of your own. 2 bedrooms, part basement, beautifully clean and decorated. Fruit trees and separate garage. Full price $6950
Call today, MRS. JOHNSTON, EV 5-6741 day or night.

VICTORIA REALTY LTD.
1115 DOUGLAS ST.

JUST COMPLETED

Nicely finished NHA 3 bedrooms; choice district, near schools; with full living and dining area. Bright, high basement $12,400
with a low down payment. Don't miss this one.

IMMED POSSESSION

New NHA family home, 4 months occupied, with a de luxe dinette-kitchen; separate dining room, 3 bright bedrooms, 19-ft. living room with raised hearth, vanity 4-pc bath. Full basmt; on sewer and sidewalks. $3,300 down.
Full price $15,800

HURRY!

O'BAY—$1500 DOWN

Older bungalow of 5 rooms, full bsmt. New wiring, copper piping. Fenced garden, close to all conveniences. Very neat. $65 per month. Low taxes.
Full price $7500
Call Edw. C. Clark, EV 2-9145 or eves. EV 2-8536 for these three properties.

3363 VETERAN AVE. MOUNT TOLMIE
Open for Inspection
SATURDAY, FEB. 14TH
FROM 1 P.M. TO 5 P.M.
3-bedroom, modern, stucco bungalow, brand new. Full high basement, drive-in garage. Auto-o-Matic oil heat. Very good terms at $2,750 down.
Full Price, only $11,950
Jim Ridings in attendance, EV 3-7041; Eves. EV 3-9533

COUNTRY COTTAGE

Within 5 miles, a semi-secluded cottage of four rooms with basement. There are five lots with fruit and shade trees. $6500
$1,500 down
Please ask for Henry Hope, EV 3-7041; Eves. GR 7-2734
JOHN GREENWOOD
1241 Broad Street

BY OWNER
LANSDOWNE SLOPE

3-bedroom NHA bungalow, full basement, 4-piece ensuite bathroom, automatic oil heat, all oak floors, fully landscaped and fenced. 5¼% NHA mortgage. Cash required to mortgage.
For full particulars apply owner.
PHONE EV 4-2834

A. BERNARD
& CO. LTD.
629 Fort Street EV 4-9335

MOVE RIGHT IN

This desirable stucco bungalow is vacant. It is located in a high district of nice modest homes, near busline. The home has a thru hall, Living room with fireplace, oak floor. Large bright kitchen. Two good-sized bedrooms and bathroom. Full, clean-cut basement with new package unit, auto oil heating plant. Property nicely fenced. Good terms.
Full price $10,900
Please call Mr. Francis, EV 4-9335, Res GR 9-4810

CANADA TRUST

$11,300 Very attractive, modern, five-room stucco home, extra basement room, oil heat to all rooms, double garage, easy kept lot in lawn and shrubs. Taxes $165 less $28. Clear title or terms of $3,000 down and balance monthly. Close to schools, bus, shopping, yet in choice city residential area.
F. Marconi, EV 2-8111; EV 4-6625

$1500 DOWN

Situated on commercially-zoned lot, Burnside and Douglas; older-type home with 3 good-size bedrms, large LR, elec kit. Clear title. Reasonable monthly payment to responsible buyer.
Full price $7350
F. Worsley or A. V. Waite, EV 5-8794, EV 4-6988, EV 3-1573
Hollick Realty (1958) Ltd.

PRIVATE SALE — TWO-YEAR-OLD fully-modern 3-bedroom bungalow, 1,340 square feet. Large landscaped lot, 60x170. Choice location near Rockland. $17,000. 1277 Revercomb Place. EV 2-6772.

PEMBERTON HOLMES, Ltd.
ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

Waterfront EXCLUSIVE

COUNTRY LIVING
15 MINUTES FROM THE CITY
160' waterfront with 1½ acres. Seven-room compact house with oil furnace, extra plumbing in the basement. Hardwood floors. Cabinet kitchen, two bedrooms on the main floor and two upstairs with room for a possible third. Well-laid-out garden with flowering shrubs, small greenhouse, garage space for two cars. Marvellous view of the straits and adjacent islands.
Price $18,900
DOROTHY KIRKPATRICK, EV 4-8124; eves. Keating 65 X

VIEW LOT LAKE HILL DISTRICT

All new homes in area $1500
Phone E. K. LANE, EV 4-8124; Res. EV 2-5592

BOAT-WATCHERS AHOY!

Even if the CPR does close down, many other ships and yachts will pass beneath the windows of this roomy bungalow at Cadboro Bay. Very large LR, through hall, 3 bedrms, kit with DA, HW floors, PC bsmt. O-O-M heat and dr-in garage. Rumpus room nearly completed. THE spot to raise a distinguished family. $15,750
ASKING
MR. LOVE, EV 4-8124; Evenings, EV 4-6056

5 SUITES INCOME $168 MONTH
$2500 DOWN
PARTLY FURNISHED

Partly furnished. 3-room self-contained suite can be owner-occupied. $11,950
Reduced to
Act Now! Call JACK BROWN, EV 4-8124; res. EV 4-4976, or JACK MIDDLETON, eves. GR 9-4327

OAK BAY 3 BEDROOMS

Just a few doors from Victoria's best bus service, and built for those who like elbow-room, with full bsmt, stucco exterior, Duroid roof, secluded garden and a garage on the lane. Wired for range and domestic HW; through hall; Pembroke bath with vanity; good kitchen with sunny dining area; LR just made for evenings with a pipe and book. ALL THIS FOR $12,600
With reasonable down payment Days, please call EV 4-8124. Eves Mr. Jones, EV 3-3383. Mr. Love, EV 4-6056.

OUTSTANDING OAK BAY S. QUICK POSSESSION

This most attractive older-type home in very good condition. Large LR (open fireplace), guest-size DR, cosy den (open fireplace), all with inlaid oak flooring; large kitchen, utility room, two large bedrooms; tiled 4-pc bathroom with vanity. LARGE BEDROOM UPSTAIRS. PLAY ROOM IN BASEMENT. HW auto stoker heating, garage, ENCLOSED SUN DECK FACING SOUTH. Lot 60x198. This is an exceptional buy.
$4,500 cash.
FIRM PRICE $16,800
THIS WILL REQUIRE QUICK ACTION. Appointment to view phone MR. HEPBURN, EV 4-8124; Res. EV 3-7039

OAK BAY A PICTURE IN BLACK & WHITE

Perfect for retirement, this pretty home offers the charm of a sunken living room with high-arched Devonshire-type fireplace and the seclusion of a trim, easily maintained fenced-in garden. On a quiet location, with all facilities close at hand and 1958 taxes only $50 net, this is an ideal home for a couple wishing to live inexpensively $11,500
For appointment to view please phone EV 4-8124, MR. SIMPSON; Res. EV 5-7369

OAK BAY
Willows Beach Area

A real solidly built stucco bungalow, close to bus line, shopping and a short stroll to Willows Beach. This fine home has through hall, 17-ft. living room with open fireplace, large windows, separate dining room, gleaming oak floors. There are two bedrooms, 4-pc Pembroke bathroom with pedestal sink, tiled walls, a full high spacious basement, plus extra finished room. This home is equipped with an excellent economical Oil-O-Matic hot-water heating system. The grounds are fully landscaped and include various fruit trees. To round out this fine property there is a two-car separate garage with very convenient access. Price only $14,250
Phone J. B. LAW, EV 4-8124; Res. GR 9-3251 eves.

OAK BAY

Brand new bungalow, 12x19 living room with fireplace. All hardwood floors. Large cabinet kitchen, wired, nook, two bedrooms, three-piece bathroom. Automatic oil heat. Insulated. $1,500 down and $75 month handles. Full price only $10,500
W. WOODLEY, EV 4-8124; res., EV 4-3916.

DUPLEX SIDE-BY-SIDE $12,950

Be the first to see this GOOD INVESTMENT. 2 bedrooms each side and complete with electric ranges, copper elec HW tanks and oil heating, lock-up garages. Rent $70 each. OWNER PAYS TAXES, $180, and water. ONLY. Immaculate condition, throughout.
EXCLUSIVE LISTING
D. E. WILKINSON, EV 4-8124; res., Sidney 652.

BUILD NHA LOTS AVAILABLE

Come in and discuss your requirements and obtain full information from JACK MIDDLETON, EV 4-8124, eves. GR 9-4327.

HOLLICK REALTY (1958) LTD.

CLARKE & WALLACE
1118 Quadra EV 5-8794

$1500 DOWN

5-room bungalow near bus and stores. Attractive LR with wall-to-wall carpet; dining room; smart cab kitchen; 2 bedrms; vanity bath. Full basement, new oil furnace. Separate garage. Priced for quick sale $8000
Terms considered. T. Clarke or E. Wallace, EV 5-8794, EV 2-6817, EV 2-6493.

$13,500. THREE - BEDROOM rancher. Fully landscaped. On quiet street close to schools. Fireplace both living room and family dining room. Electric cabinet kitchen with dining area. Four-piece bathroom with vanity. Utility wired for washer, dryer. Automatic oil heat. Attached garage. Patio. GR 9-4633. No agents please.

P. R. BROWN
& Sons Ltd. — Est. 1909
1113 Broad St. Phone EV 5-3429

LAKE HILL 2 ACRES

In a beautiful area, close to all services. Comprises large living room, 3 bedrooms, 4-pc bathroom, modern electric kitchen, also den. On city water. HW oil heating. HW elec. Part basement. Exterior stucco. Duroid roof. Sep. double garage. Good chicken barn set for 100 chickens. Fruit trees. Well landscaped grounds in immaculate condition.
FULL PRICE $17,500
Terms to be arranged. For further information on this property, please phone A. Marion, EV 5-3435 or EV 2-0697.

Exclusive OAK BAY
Drive by 866 Monterey
View Appointment Only

Spacious 5-rm stucco bungalow full cut hardwood floors, entrance hall and thru hall. Lovely LR, fireplace. French door into full dining rm, elec cab kit, dining space. Full cement bsmt, hot air piped auto oil heating, separate garage.
PRICE $12,950
To view, terms, etc., please call Mr. Houston, EV 5-3435, Res. EV 5-6476.

FAIRFIELD RANCHER

9 YEARS OLD
3 ROOMS CORNER LOT
ATTACHED GARAGE
AUTO OIL HEAT
VERY ANXIOUS TO SELL ONLY
$11,950
Phone R. E. Hills, EV 5-3435; res. EV 3-6918

CLOSE-IN LOCATION

Here is a spotless 2-bedroom bungalow situated within the city limits comprising LR 12x18 with FP, lge cab kit and utility room. This is a no bsmt home with an automatic gas floor furnace. The property is all fenced, in lawn and with many fruit and berry trees. This is a wonderful value for $8400
only
Make an appointment right now to see this by phoning either Ross Weber, EV 5-5433; or A. Marion, EV 2-0697 or office EV 5-3435.

JAMES BAY REVENUE $1500 DOWN

3 rentals, 3 large rooms each, separate entrance and heating. Close to sea, good rental district. FULL $7950
PRICE
For further information, call P. Scherbaum at EV 5-3435; or EV 2-8301 anytime.

LANGFORD

Excellent small home, 2 bedrms, LR, 3-pce bathrm, with lge kit, wired for electric range, good flooring, separate garage with workshop. Extra lot included. Good value, nice fruit trees. $6500
PRICE
$2,500 DOWN. For information phone R. Weber, EV 5-5433 or A Marion, EV 2-0697 or office EV 5-3435.

A REAL BUY! ONLY $1000 DOWN

1 BEDRM, LR AND KIT
LGE LOT—SEP. GARAGE
SPOTLESS CONDITION
TAXES $63.78.
PRICE $4700
Please phone Ross Weber, EV 5-5433 or EV 5-3435

KING REALTY
Weller Bldg.
609 Broughton St. EV 2-2131

BUILD NHA 1,460-FT. BASEMENT

A HOME THAT IS DIFFERENT, DESIGNED AND BUILT BY CARLOS BELLAGENTE ON SEWER. $12,800 NHA MTGE. LOT INCLUDED.
ONLY $15,700
Lee Halberg, EVES. EV 3-8510

NHA RANCHER $76 A MONTH

1,460 sq. ft. with 3 large bedrms, 15x21 living room, large kitchen, plus dining room. ON SEWER. $12,000 NHA MTGE. THE BEST BYU IN TOWN.
ONLY $14,700
Lee Halberg, EVES. EV 3-8510

MORE FOR LESS

Is sometimes available. My friend, hospitalized, has a modern, 2-BR home like those you see under construction in various subdivisions. This is on sewer and priced at $9750
ONLY
Please call me for details.
George Dickason, eves. EV 3-0449

EXTRA SPECIAL QUALITY HOME

This unusually good nearly new bungalow was built by an excellent builder under the watchful eye of the owner. Many extras included. Extra large living room with mahogany wall and Roman tile fireplace, dining room, with view window. Beautiful bathroom with vanity. The kitchen is a dream, with mahogany cupboards and copper trim. Full basement, oil heat and roughed in plumbing. Owner transferred and must sell. Wish terms. $15,750. MRS. JOHNSTON, EV 5-6741 or EV 2-5655. Northwestern Securities of Victoria Ltd.

"OUTSTANDING"

A QUALITY HOME IS NOW AVAILABLE IF YOU ACT NOW. FEATURING A LARGE LIVING ROOM WITH FIREPLACE, FORMAL DINING ROOM, SPACIOUS BRIGHT MODERN ELECTRIC KITCHEN AND TWO TWIN-SIZED BEDOOMS. A FULL HIGH CONCRETE BASEMENT WITH O-O-M HOT WATER HEAT AND ITS CONVENIENT LOCATION MAKE THIS TRULY OUTSTANDING AT $12,950 WITH LESS THAN $2,000 DOWN. A QUALITY HOME IN IMMACULATE CONDITION. JIM GOLBY, EV 5-6741 OR EV 4-4066. NORTHWESTERN SECURITIES OF VICTORIA LTD.

"OAK BAY PROJECT"

Buy this 5-room house for $1,500 down, and you've taken the first step toward owning a double lot zoned for duplex building. Nestled among nicer homes and sea view this could be a wonderful opportunity for an investor or contractor. For more information and appointments call TED KAY of Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 5-8852

JAMES BAY SPECIAL

Magnificent — wonderful — superb —New this! New that! Older home in terrific condition! Oil-O-Matic heating, cabinet kitchen, full basement, 3 bedrooms. All this for a mere $1,500 down or near offer. $75 per month. Hurry now for this wonderful buy. Ring K. J. WILLIAMS, EV 5-6741 or GR 5-3718. Northwestern Securities of Victoria Ltd.

FOR HOMES IN COLWOOD, LANGford see Grant & Jenkins, you local agents <3R 8-1729 Langford

OAK BAY, 3-BEDRM HOME, rumpus rm with fireplace, dble plumb, By owner, 2361 Henderson.

TOWN & COUNTRY HOMES LTD.
1923 Quadra St.
"PARKING NO PROBLEM"

NHA NEARING COMPLETION $2540 DOWN

NEW SIX-ROOM stucco, on sewer oil perimeter heating. Excellent plan. Drive-in garage, full basement. Monthly payment $79.40 plus taxes. Lot 61x110. PRICE $14,950
Ken Sturgeon, EV 2-7276. Res. GR 7-1580.

MOVE IN ONE WEEK

FOUR ROOMS, full basement. Newly decorated, high location, 6 years old. Lot 65'x110'. Another lot 50'x110' available for additional $1,100. Mt. Tolmie, high location.
PRICE $9400
Ken Sturgeon, EV 2-7276. Res. GR 7-1580.

NEW NHA $2316.40 Down

3-BEDROOM, 6-room, 1,100-sq.-ft. full-basement bungalow with Oil-O-Matic heat, drive-in garage and on sewer.
PRICE $13,975
Contact Harold Ware, EV 2-7276, res. EV 2-1461

TRANSFERRED QUICK SALE
FAIRFIELD

Almost-new 6-room stucco rancher; 30'x14' living room, dining room, cabinet kitchen with lots of cabinets, bar and dining space, 3 large bedrooms, vanity bath, 9-ft.-high basement, drive-in garage, Hale-Co oil heating. Beautiful high landscaped lot with excellent view of the Olympics. Quick possession. Good terms.
Full price $17,850
Contact Mr. Ludlow, EV 2-7276, res. EV 3-5101

SEE 1220 Altura Place

A delightful, roomy, split-level family home with spacious living room, dining room, mahogany cabinet kitchen plus three bedrooms and colored Pembroke bath with pedestal. Secluded, treed and rocky location.
Asking $13,500
but open to offers with substantial down payments. Phil Simpson, ph. EV 2-7276, res. EV 5-5542.

OAK BAY $1500 DOWN

A cute, cozy 4-room bungalow situated on a quiet street. Ideal for a retired couple. Living room, 2 bedrooms, electric cabinet kitchen. Basement and separate garage. Nice garden lot. Balance to owner as rent.
Price $7500
Hurry. Call Mr. Ludlow, EV 2-7276 Res. EV 3-5101.

BREATHING SPACE
Cedar Hill Rd

Situated on 1 acre of fruit and oak trees. 3-bedrm home with extra large rumpus room and O-O-M hot water heating. Excellent terms for $16,900
quick sale
Duncan Bingham, EV 2-7276. Res. EV 2-3758.

Brown Bros.
AGENCIES LIMITED
1125 BLANSHARD STREET
MEMBER REAL ESTATE BOARD
MEMBER MULTIPLE LISTING BUREAU

UNDER $10,000

(1) 2 years old, 2 bedrooms, living room with FP, hardwood floors, cab elec kitchen, full basement, drive-in garage, auto oil heat. GLANFORD GARDENS. $9950
$2,700 down
(2) 2 years old, 2 bedrooms, good living room with FP, hdwd floors, full basement, drive-in garage. ASQUITH STREET IN CITY. Price $9750
Call Cec Pearce, EV 5-8771, res. EV 5-6621.

TRIPLEX
EXCEPTIONAL VALUE

Good solid building situated Gorge district. Rental value $145. Two furnaces, large lot. Terms to be arranged. A good sound investment and a gift at only $10,500

ANOTHER TRIPLEX CLOSE-IN QUADRA

A PERFECT CONVERSION Rental $156 per month. Location of this property is becoming more valuable each year. Terms can be arranged and price asked is $14,500
Mr. Hill, EV 5-8771, res. EV 3-7585.

COUNTRY RESIDENCE 5 ACRES—DEEP COVE MODERN 5-ROOM BUNGALOW

Oil-O-Matic heat; 2 garages; 3½ acres in pasture with several beautiful trees; 1½ acres in timber. Truly a beautiful place. Ideal for dog kennels, growing bulbs or just to have your saddle horses. Expensive homes adjacent. If you are retiring I could not recommend any other place more highly. Approximately half cash asked and a real buy at only $13,850
Mr. Hill, EV 5-8771, res. EV 3-7585.

CUTE AND COSY

IDEAL FOR OLDER COUPLE For anyone who is looking for a very neat and comfortable little home with part basement, hot air heating, 3 good sized room and full bathroom, nicely landscaped lot, separate garage and workshop, small chicken house; quiet street paved, with sidewalks. Handy to town. Full price with generous terms $5950
Please ask for Mr. Lawson, Eves., EV 2-4867. Days, EV 5-8771

BUILD NHA
No Down Payment?
Own Your Lot?
Equity in Home?

We have a number of reputable builders ready to start your new home with a choice of plans and lots available. Also many homes now under construction in all areas. For further information call F. J. Butler, EV 4-7128, eves. EV 5-1232. Douglas Hawkes & Co., 817 A Fort Street.

"OAK BAY"
NEAR ESTEVAN SHOPPING CENTRE
4 Bdrms, 2 Full Bathrms

Gracious living room, guest-size dining room, full basement. Oil-O-Matic. First time on the market. For particulars telephone MRS. SIMPSON, EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

TWO NEW FOUR-ROOM HOUSES for sale. Stucco finish outside, fully insulated, hardwood floors. Homes that you will be proud to own. Phone A. H. Phelps, GR 8-2076 for appointments to inspect and prices.

B.C. LAND & Investment Agency Ltd.
Our 96th Year in Real Estate

1960 KINGS ROAD A REAL BUY

NHA-built, 5 yrs old, 3 bedrms, oak firs, full bsmt with extra room. D-1 garage. Stucco extr and Duroid roof. Near schools, trans and shops. All of this for $10,950
with good terms.
Exclusive Listing.
To view please call Allan McGillivray at EV 4-4115 anytime.

HILLSIDE-QUADRA FULLY FURNISHED

Older-style bungalow in excellent condition and situated on a good garden lot handy to all conveniences. Living room with open fireplace, dining room, kitchen, 3 bedrooms and bathroom. Concealed stairway up to 1 room and large unfinished attic. Full cement basement and hot-air furnace with automatic coal stoker. Practically new fridge and oil range and other furnishings are in excellent condition. All ready to move in. Drive-in garage. $10,000
Price
Call Mr. Hope, EV 4-4115 anytime

GOV'T STREET (JAMES BAY) 3 SC SUITES $3500 DOWN (OR OFFER)

House in good condition; full basement, hot-air pipe furnace, newly painted outside. REVENUE $90 plus very good owner's suite consisting of living room with fireplace, pantry, large kitchen, stove included, 3-pce bath and large bedroom. $12,950
Price only
Submit your terms!
Call J. MacKenzie, EV 4-4115 anytime

3304 GIBBS ROAD COMPLETED SOON 4-BR, DOUBLE PLUMBING, NHA

This beautiful new split-level has everything to be desired in a modern family home. Spacious entrance hall and living room, mahogany panelling, picture windows, family dining room, compact kitchen with built-in WALL OVEN AND COUNTER-TOP RANGE, exhaust fan, stainless steel sink, dining area and laundry area, 3 bedrooms, 4-pce vanity bath and 2-pce vanity off master bedroom. Open stair to finished 4th bedroom (or den), and furnace room with lots of space for workshop, etc. Circular drive through the large attached carport. Buy now and select your color schemes, possession in February. $21,500
Price
$12,800 NHA mortgage available. Exclusive listings.
Please ask for Mr. W. O. Cameron, EV 4-4115 anytime.

UNBEATABLE VIEWS SEA AND OLYMPICS ALWAYS A JOY

This brand new and attractive rancher is some 60' across the front, with windows facing the wonderful views. Contains 6 rooms main floor, 4-pc bathroom and two 2-pc bathrooms. Ground level has unfinished space for 2 more bedrms. Rec rm with FP and roughed in for plumbing. 2-car carport. Large lot. Owner has spared no expense in the finish of this de luxe home. You should see it today. Vacant and can be seen anytime. Oak Bay South. Price $30,000
Call Mr. C. R. V. Bagshawe, EV 4-4115 anytime.

DICKIE & CO
REALTY & INSURANCE
833 Fort St. EV 2-4312, EV 5-4334

IN-LAW SUITE POSSIBLE NHA—3 BR CLOSE IN!

You have only to make $850 per month to qualify for this lovely new NHA home and have a cash payment of $2,500. WHY PAY RENT this is for sure. Enjoy features like McClary Oil-O-Matic furnace, all oak floors, EXTRA PLUMBING and framed rumpus room 36x30, in the basement. Set low beneath the OAKS with a view and with heavy-bearing apple, plum and pear trees. Lovely living room with mahogany panelling and floor-to-ceiling fireplace. The owner will consider mortgages or agreements of sale in lieu of cash. Full price only $13,750. Please call Wess Dickie, Ph. EV 2-4312; eves. EV 3-3640.

Lansdowne-Richmond $17,300—Terms

7 rooms, 3 bedrooms. This beautiful ranch style bungalow (1,580 sq. ft. floor area) on lovely lot, situated in most desirable area, very close to school, bus and shopping centre. 18'x19' living room, new W-W carpet (replacement value $1,000) and graced by large picture window. Dining room, den and charming cabinet electric kitchen. Large utility room. Flagstone patio, front and rear. To be fully appreciated, this home must be seen. Call Mr. Baird at EV 5-4334. Eves. EV 4-0483.

FAIRFIELD—5 YEARS

The warm feeling of home is evident as soon as you open the door —and honestly, this is a home we look forward to showing even on gloomy days, it's so bright and different. 2 bedrooms, large living room, nice kitchen wired for range, O-O-M heat, new electric range included. Cash to handle $2,800, balance like rent. Call Mrs. Weir, EV 2-4312, eves. EV 2-5501.

HAGAR'S
ESQUIMALT
$1200 - DOWN - $1200

Situated in an area of new homes with paved streets; close to all services. Consisting of living rm with fireplace; thru hall, 2 bedrooms, large bright kitchen and 3-pce bathroom. Full basement, hot air heat and separate $7950 garage. Full price
C. Carpenter, EV 4-0531, Eves. GR 7-1628.

SEA VIEW CADBORO BAY

EXTRA LOT — $3,000 DOWN Call me to view this 8-room, 2-storey, stucco older-type home, high location; double plumbing; sea view and extra lot; full basement. Some repairs necessary. Quiet street. Clear title. Extra lot suitable to build on.
FULL PRICE $12,900
Exclusive
J. M. Taylor, EV 4-0531; eves., EV 4-9902

GORDON HEAD
7 YEARS
.86 ACRE

High location, good garden. This 5-room, white stucco bungalow comprises lge LR, dinette and 3 bedrms, kit (wired), full bsmt; oil HA heat; sep double garage. Ideal for person who enjoys gardening. Clear title. $12,600
PRICE
J. M. Taylor, EV 4-0531; eves., EV 4-9902
Hagar & Swayne Ltd. 614 Yates St.

ISLAND HOMES
LTD.
2510 Douglas Street EV 5-7511

$1500 DOWN
BALANCE AS RENT
Excellent 5-room stucco bungalow, nicely located in handy district. Close to town and shops, school, bus, etc. Wired for electric, copper boiler, oil pkg heat. Has 2 extra finished bedrooms in basement.
Priced to sell $11,000
Mr. Clark or Mr. McDonald GR 7-6910 - EV 5-7511 - GR 7-3318

$500 CASH $8,500

Opportunity — possession March 1, 1959. Family bunglaow with hot-air furnace. Large LR, 2 bedrms, family kitchen and utility room. Separate garage. Good garden lot. Low taxes. Call George Thorneloe, EV 2-7276, res. GR 7-2771. Town & Country Homes Ltd.

BRAND NEW 3-BEDROOM HOME. Reasonable. 3067 Albina St. Phone EV 2-9724

OAK BAY—$4,500 DOWN. 2½-YR 3-bedrm rancher, Owner, EV 5-4022.

WESTERN HOMES LTD.
611 YATES STREET

Immediate Possession

3 bedrooms, full basement, living room with fireplace, cabinet kitchen and dining room. Oil-O-Matic heat; on treed lot, close to schools and transportation and on sewer. Try your down payment.
Full price $13,000
Very easy terms. Howard Blake, EV 2-2157, res. EV 2-6719.

NO STEPS MUST SELL

Smart 4-room bungalow, Duroid roof. Comprises living room, cabinet kitchen with range included, Pembroke bathroom, 2 very nice bedrooms. Whole house in excellent condition inside and out. Insulated, separate garage. Lot 50'x165', all fenced. Taxes $91.56 less $28 (1958). On sewer, close to schools, bus. An ideal low-priced home. Must be cash. This type of home is very much in demand, so hurry. Full price $5750
only
Cliff Green, GR 9-3759; Roy Smith, GR 7-3549, or office, EV 2-2157.

ESQUIMALT 5 MODERN ROOMS PLUS
Suite for the Folks

Twelve-year-old stucco bungalow in one of the better areas of this popular district. Comprises thru hall to spacious living room with fireplace; dining room and cabinet kitche, wired; 2 twin-size bedrooms; 4-pc Pembroke bathroom. Concealed stairway to upstairs with space for 2 rooms. Full high cement basement has 2 bright rooms for Mom and Dad with kitchenette, bathroom and their own private entrance. Auto oil A/C furnace. Auto elec HW heater and drive-in garage. Large level lot, nicely landscaped. About ½ cash to handle. Priced for a quick sale at $12,950
Phone N. Thornber or S. Evans, EV 2-2157, eves. GR 9-1853, EV 5-5533.

HI QUADRA

A real dandy family home of 3 bedrooms, living room, dining room and cabinet kitchen. All large rooms. Full basement, nice lot. About $2,000 down. Price $8700
Mr. Evans, EV 2-2157, EV 5-5533

ALL DOWN PAYMENTS CONSIDERED

Brand new 3-bedroom home on sewer and on lovely treed lot. (IMMEDIATE POSSESSION.) Living room with fireplace, dining room, modern cabinet kitchen, 4-pc Pembroke bath, full high basement, auto oil heat. Close to schools and transportation. Phone quickly on this one. Howard Blake, EV 2-2157, res. EV 2-6719.

$1000 DOWN NEW NHA

Completion in 10 days on this three-bedroom, full basement bungalow in Saanich.
Price $13,650
Mr. Evans, EV 2-2157, EV 5-5533.

BUILD NHA NO DOWN PAYMENT

Use the equity in your home, property or mortgages. For full particulars call Howard Blake, EV 2-2157, res. EV 2-6719.

HICKS, REALTY LTD.
1710 Douglas Street EV 2-5104
Opp. Hudson's Bay Store

GORGE AREA

Extremely well built 3 or 4-bedrm home, LR with FP, HW floors, hot water heat, utility off lge bright elec kit, extra rm and roughed in plumbing in basement, dr-in garage, down payment $2,000.
Asking Price $10,500
but make offer if you have larger down payment.
Bill Pelton, EV 2-5104 anytime.

FAIRFIELD

Beautiful home in desirable area, this home is a pleasure to show, lge LR with FP, indirect lighting, 2 spacious bedrms, lovely kit and DR, extra cupboards, full basement with finished rumpus rm with FP, garden in lawns and shrubs, close to bus. Full Price $15,750
Olive Greaves, EV 2-5104 anytime.

N.H.A.

Building soon, Dysart St.—Gorge area, 3-bedrm homes, full basement, O-O-M heat, choose your lot now, $2,500 down. Full Price $13,750
or will build a duplex. Call Bill Pelton or Wilf Davies, EV 2-5104 anytime.

SAANICH

½ acre, ideal for retired couple, abundance of fruit trees, and offering both seclusion and nearness to town. The house consists of 2 bedrms, 14x16 c